



**WARE & CO**  
estate and letting agents

**36 Spencer Avenue, Taunton – TA2 6JP**  
**£260,000**

# 36 Spencer Avenue

Taunton

- Available with no onward chain
- A good sized end of terrace family home
- Garage in a block to the rear
- Three well proportioned first floor bedrooms
- Spacious and comfortable living room
- Kitchen/dining room with integrated appliances
- Direct access to enclosed private rear garden
- Family bathroom with over-bath shower unit
- Gas fired central heating and double glazing
- Ideal first time buy, family home or investment opportunity

**TOTAL FLOOR AREA** 74 sq.m.

**TENURE** Freehold

**COUNCIL TAX** Somerset Council Tax Band C.  
Charges payable for 2025/26 - £2,294.26

**SERVICES** Main services of gas, electricity, water and drainage are connected. Broadband speeds of up to 1800mbps and good mobile signal across the four main networks (Ofcom)

EPC Energy Efficiency Rating: C





A three bedroom end of terrace home offering well proportioned accommodation, a garage and an enclosed rear garden, and the significant advantage of no onward chain. This appealing property represents an ideal opportunity for first time buyers, investors or those seeking a straightforward move into a well-established residential area.

The accommodation is entered via an entrance hall with stairs rising to the first floor and access to a generously sized living room, providing a comfortable and inviting space for relaxation. An opening leads through to the kitchen/dining room, which is fitted with a range of integrated appliances and offers space for dining and entertaining. From here, there is direct access to the enclosed rear garden, creating an excellent indoor-outdoor flow.

On the first floor, the property offers three well proportioned bedrooms, suitable for family living, guest accommodation or home working. These are served by a family bathroom fitted with a modern suite including an over-bath shower unit.

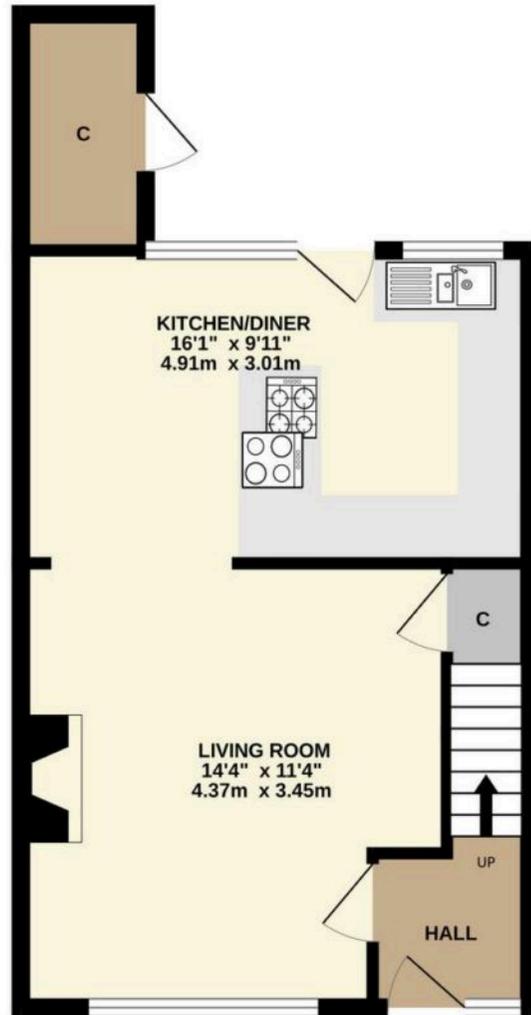
Further benefits include gas fired central heating, double glazing and the advantage of being offered to the market with no onward chain, ensuring a smooth and efficient purchase process.

To the rear is a good sized enclosed rear garden laid to an artificial lawn with a covered paved patio and small lock-up store. Gated pedestrian access to the rear.

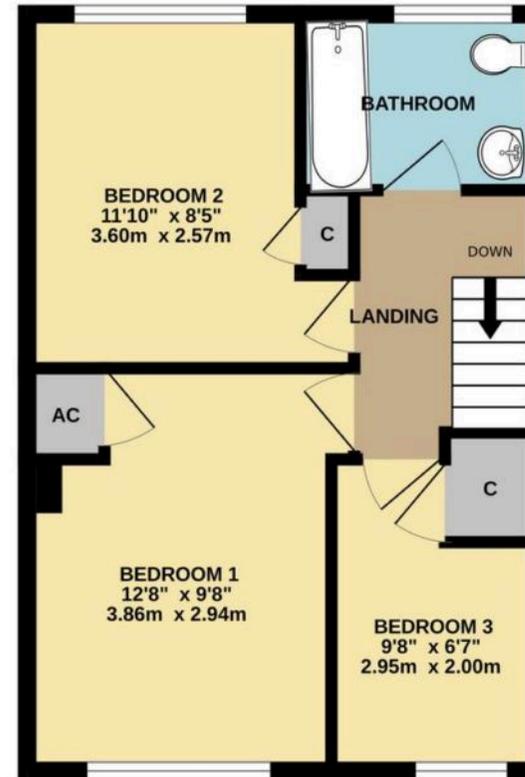
The property is situated within a popular and established residential area of Taunton, Somerset's county town. Taunton offers an excellent range of shopping, educational and recreational facilities. The town benefits from strong transport links, including a mainline railway station providing regular services to Exeter, Bristol and London Paddington, as well as convenient access to the M5 motorway. The surrounding countryside, including the Quantock Hills and Blackdown Hills Areas of Outstanding Natural Beauty, provides excellent opportunities for walking, cycling and outdoor pursuits, making Taunton an attractive location for a wide range of buyers.



GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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